

Justification for Variance for 3 foot extension to rear setback and Justification for Portico extension to front of home

Alison Crompton  
8270 E. Windrose Drive  
Scottsdale, AZ 85260  
480-922-9920

1. Special Circumstances/conditions exist which do not apply to other properties in the district:

My home was one of the first built in this subdivision and was a model for what was intended to be a single builder development. My understanding is that the original builder went out of business and the rest of the neighborhood was developed over time by several custom home developers. As such, my home is one of the oldest, smallest, and least elegant within the subdivision.

I am attempting to add a 15 foot wide addition to the entire length of my home on the west side. This addition is necessary to provide additional bedrooms and living space to allow my 75 year old parents, who are in declining health, to move in with me. We need to be located under the same roof given their health considerations so a separate guest house on the property will not satisfy the needed modifications.

Additionally, but for separate consideration, I would also like to add a portico extension over a circular driveway at the front of the home. Only a few homes in the neighborhood do not have large circular driveways and many have very attractive porticos extending over their circular driveways significantly enhancing the front of their homes. Two of the homes with porticos are just across the street from my home on my West side.

2. Authorizing the variance is necessary for the preservation and enjoyment of substantial property rights:

My neighborhood is a self contained pocket of 40 homes. The neighborhood is essentially a circle with the single entrance being the only exit. My home is on the corner of the cul-de-sac extending into the circle. As such, the rear end of my property line is not straight but curved in to allow for the street to circle through the neighborhood. My home sits on close to an acre in size, which has its widest dimension on the southern side. Unfortunately, the west side lot line gradually tapers east slowly narrowing the width of the lot as one moves from the South side of the lot to the North.. At the Southern most corner of the home there is over 15 feet of available room to expand into before meeting the setback restrictions. This 15 feet of available space remains steady and available for approximately 33 feet as one moves north from the southern most line. At 33 feet, though, because of the slightly narrowing lot line, the setback restrictions very gradually and start to encroach on this

15 feet such that at the full 73 foot length, the available space has been eroded down to approximately 12 feet. Without the variance approval, I will have to modify the addition to neck back to 12 feet at the point of setback encroachment negatively impacting the consistent line of the addition and losing 120 square feet of living space.

The issue with the portico is that my garage extends forward from the front entryway and roof line by approximately 6 feet and sits exactly on the 40 foot setback.

Therefore, to build a portico wide enough to park a car under and still make the curve driving through it without running into the garage, the portico would have to extend at least approximately 16 plus feet beyond the setback.

3. Special circumstances were not created by the owner or applicant:

In considering where to put the addition, the choices were the east or west sides of my existing home. Due to the landscaping and construction decisions that were made prior to my purchasing the home in 1999, putting the addition on the east side is extremely complicated and impacting versus putting it on the west side of the property. To put the addition on the east side would require the destruction of the following mature landscaping –

(1) 40 ft tall box tree, (3) 15-20 ft tall yellow teacup oleander bush trees, (3) mature citrus trees, (7) mature bougainvillea, (4) traditional oleander bushes, (1) honeysuckle bush, and (3) privet bushes, and a garden.

It would require the displacement of the following –

4 ton air conditioning unit, an air exchanger and closet housing it, natural gas meter and natural gas pipe inlet to home, APS electrical meter and box plus 2 large circuit breaker boxes for the home, Pool pump and large DE filter, Cox cable utility boxes for digital phone, TV, high speed internet, and cable, irrigation controller, 6 timer boxes that control assorted yard lights, yard fountain, and pool cleaner, 3 in-ground valve boxes containing all the valves for the irrigation system, and the water spigot for the hose in that area.

It would require displacement of a large wooden play set with fort, 3 swings, slide, and rings as well as a full size trampoline.

And lastly, the design would have to be abbreviated substantially to avoid a full size basketball sport court.

To put the addition on the west side of the home, the only things needing to be displaced would be a water spigot, 1 electrical outlet, and a 4 ton air conditioning unit. There are no plants whatsoever on the west side of the home where the addition could go.

Authorizing the variance for the portico will allow the visual presentation of my home to be in line with the others in the neighborhood. As stated in question 1 concerning the bankruptcy, lots were acquired by a variety of custom builders and much more expensive and nicer homes than mine were subsequently built on those lots. The addition of this portico is important to me both economically as well as personally to improve my home to be equitable with the surrounding neighborhood.

4. Authorizing the application will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighborhood, or to the public welfare in general:

With the addition as planned on the west side, it is entirely within the existing vertical envelope of the existing house. As such, my west side neighbor's view will be identical to what it is today. Additionally, he is on the HOA Design Review Committee who has already reviewed this plan and has approved it. My east side neighbor will not see it whatsoever. My south neighbor will see the fifteen foot addition which is within the setbacks and not part of this request. My north neighbor will barely see the addition as his view is mostly obstructed by his own trees and landscaping. The 3 foot variance request impact to them will only be to empty sky. This 3 foot variance is essentially imperceptible from the street and is entirely contained within my backyard. It is approximately 21 feet within my yard which is contained at that point by an 8 foot wall. As far as impacting the neighborhood, this addition actually will positively impact the neighborhood by bringing my home value more in line with the majority of the homes in the area. My current square footage is 3500 sq ft. The majority of the homes in this subdivision are in the upper 4000 and 5000 sq ft.

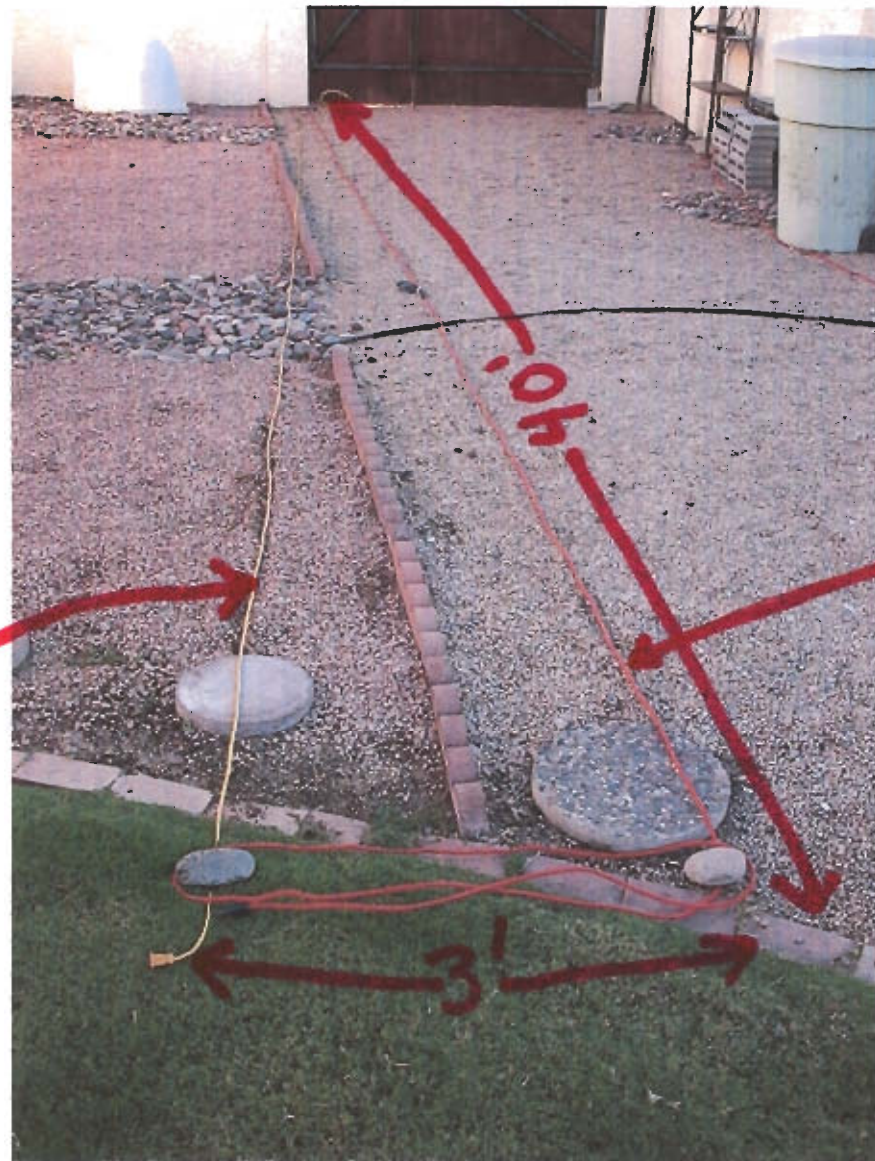
With respect to the portico variance request, as I am on the corner of a cul-de-sac, this extended portico will not block any of my adjacent neighbor's views. My neighbor to my east doesn't look at my house from their front windows at all. My neighbors to my west will not even see it as their view is already obstructed by trees. The neighbor directly across from me on the south side who looks directly at the front of the house will not have any of the existing view obstructed as it is the same height as what is already there. The neighbor diagonally across from me on the south east side will just see house and sky which is all they see now. In fact, this enhancement to my home would actually be more attractive than what my home looks like right now. With respect to the neighborhood, this addition will actually improve the visual appearance of my house bringing it up to the standard of homes around me. The HOA Design Review Committee has agreed that the addition of the portico would be an enhancement to the home and neighborhood but has reserved the right to approve the final design if and when the City of Scottsdale decides if they will grant the portico setback variance.

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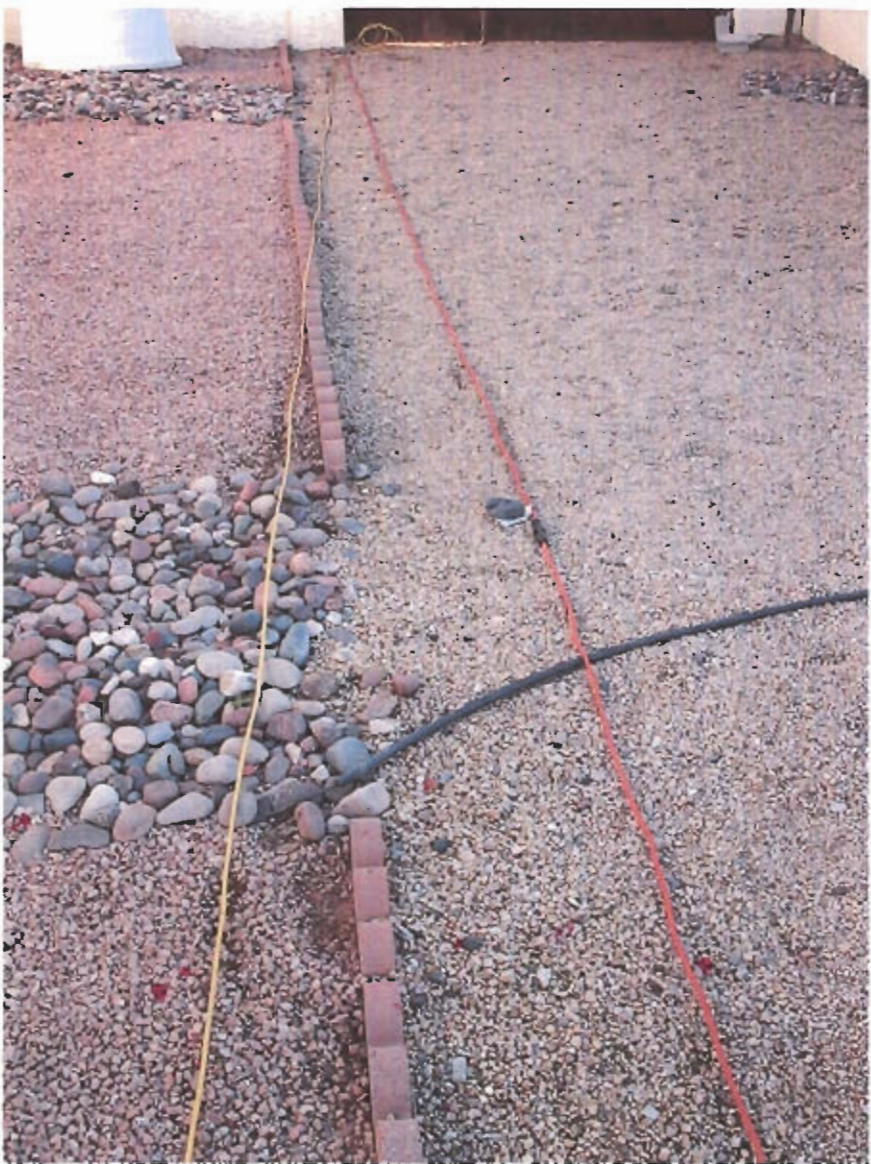
Picture 1 of 6

## Variance Request 1

house line  
forced eastward  
by narrowing  
lot line



new house  
line if  
variance  
was approved



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Picture 2 of 6  
Variance  
Request 1



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Picture 3 of 6  
Variance  
Request  
1



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Picture 4 of 6  
Variance  
Request 1



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Picture 5 of 6  
Variance  
Request 1



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Picture 6 of 6  
Variance  
Request 1

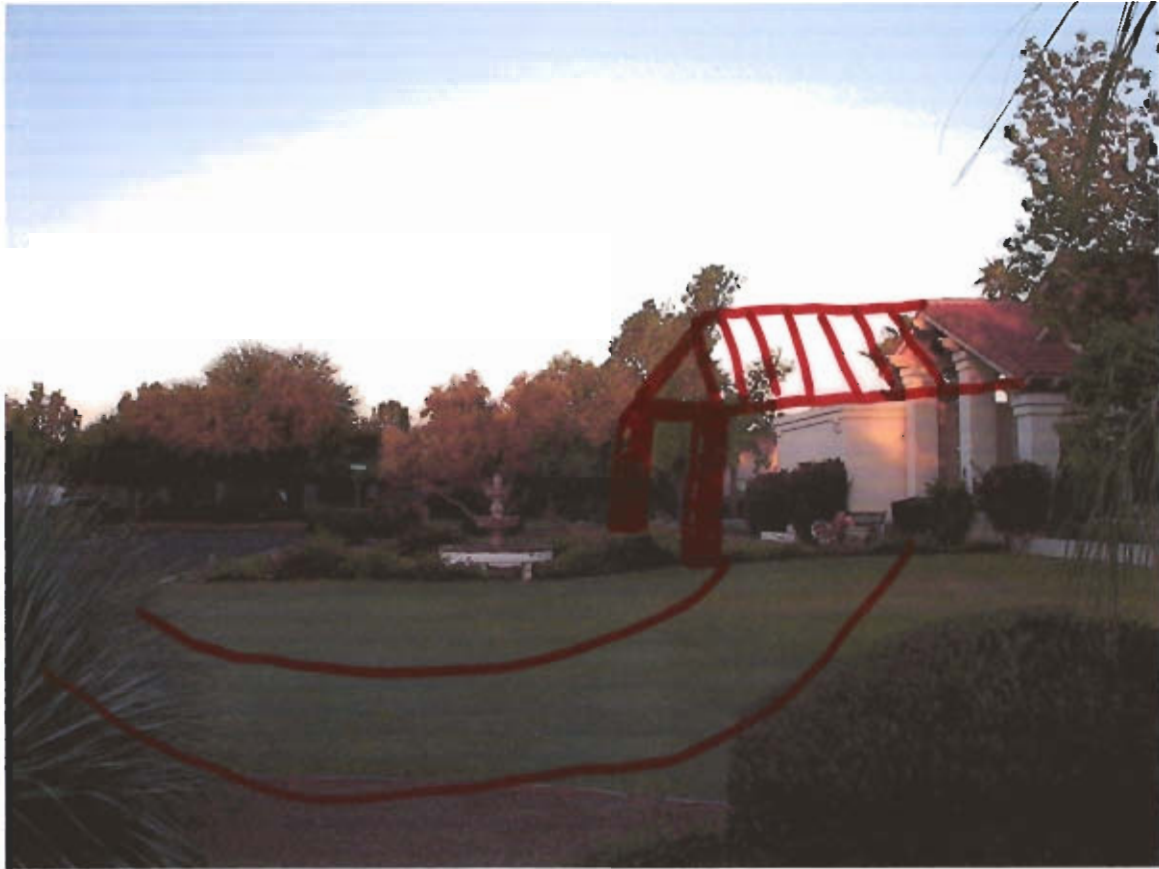


Plan would be to extend this roof line forward as the Portico extending over the circular drive. I would mirror the 2 outer columns visible ~~here~~ here up against the house on the opposite side of the <sup>circular</sup> driveway to support the portico. As the existing fountain & lantana is NOT centered in front of roof extension, they would be removed or repositioned.

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14-BA-2005  
11/7/2005

Variance  
Request 2  
picture 1 of 6



Portico extension - View from East Side, East side neighbor faces street, not my home

Variance Request 2

Picture 2 of 6

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11/7/2005



View from NW side neighbors,  
Trees block view of Portico  
addition

Variance Request 2  
Picture 3 of 6

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View from West side neighbors  
Trees block view of Portico addition

Variance  
Request 2

Picture 4 of 6

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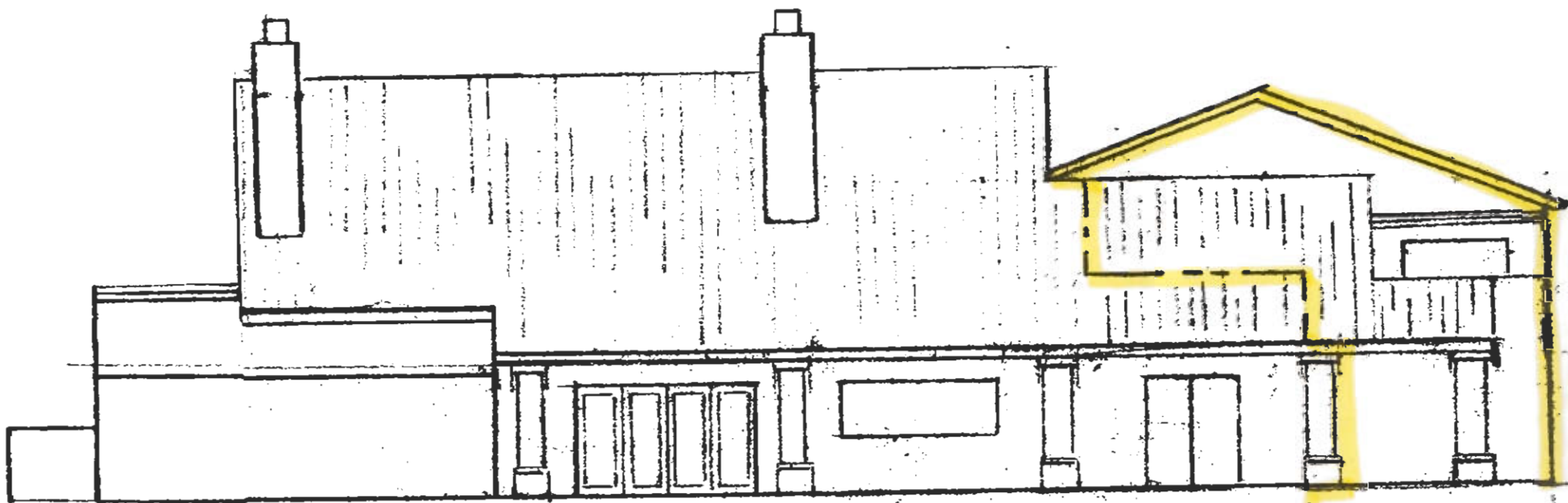


View of Portico extension from front  
of house. No view will be blocked  
for neighbor across street

Variance Request 2  
Picture 5 of 6

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14-BA-2005  
11/7/2005



NORTH ELEVATION

EXISTING

NEW

SEE SO. + WEST ELEVATIONS FOR DIMENSIONS + CONST

A. CROMPTON RESIDENCE  
8270 E. WINOROSE  
SCOTTSDALE, ARIZONA

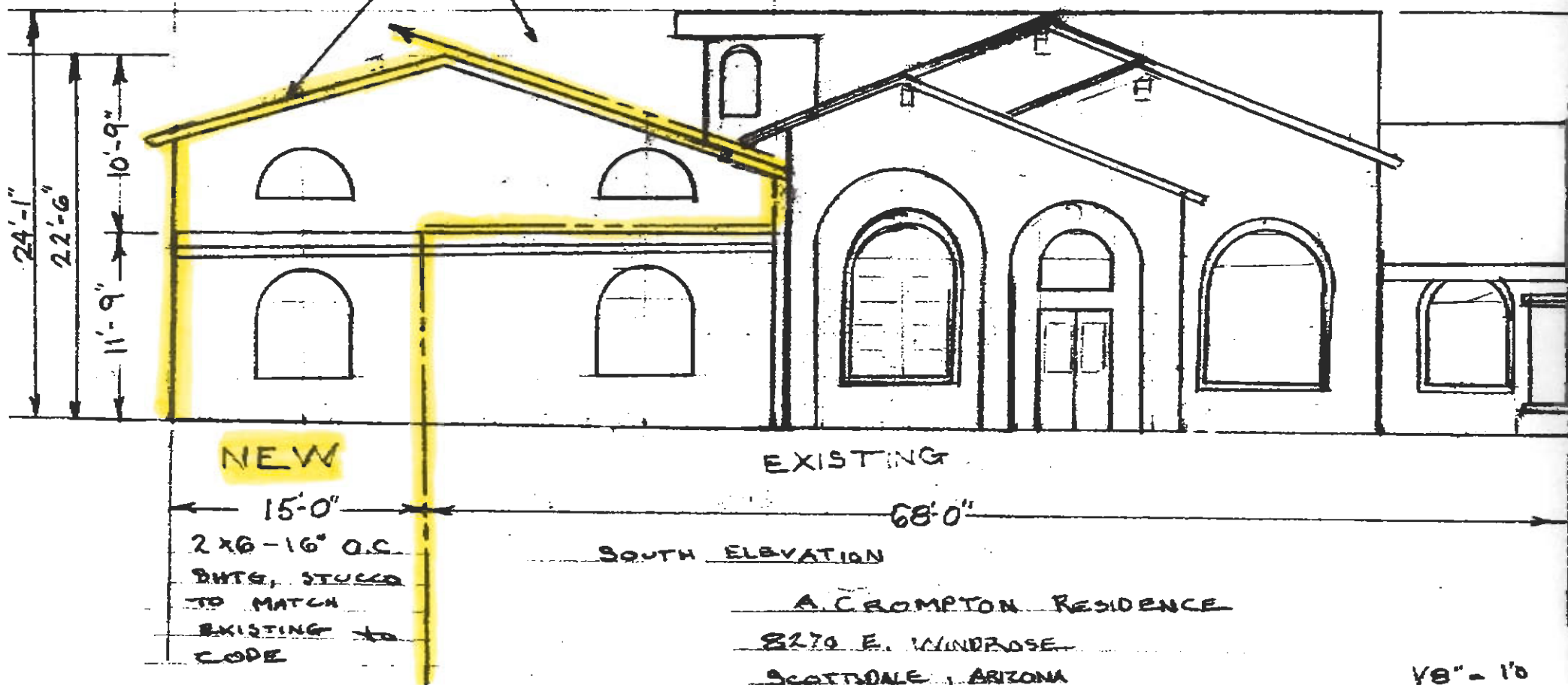
SCALE  $\frac{1}{8}"=1'$

11.05.05  
EJU

14-BA-2005  
11/7/2005

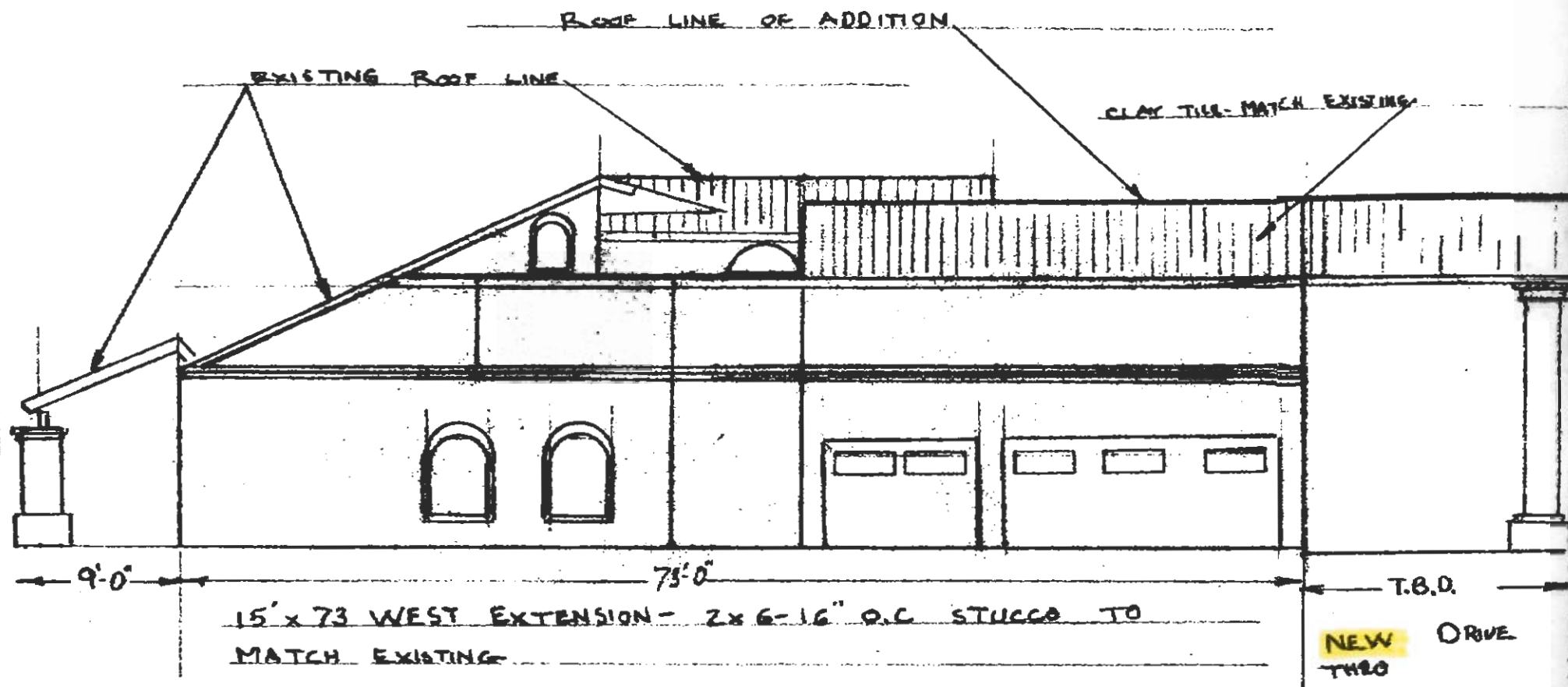
CLAY TILE ROOF

MATCH EXISTING



14-BA-2005  
11/7/2005

VS" - 10  
EJV 11-5-05

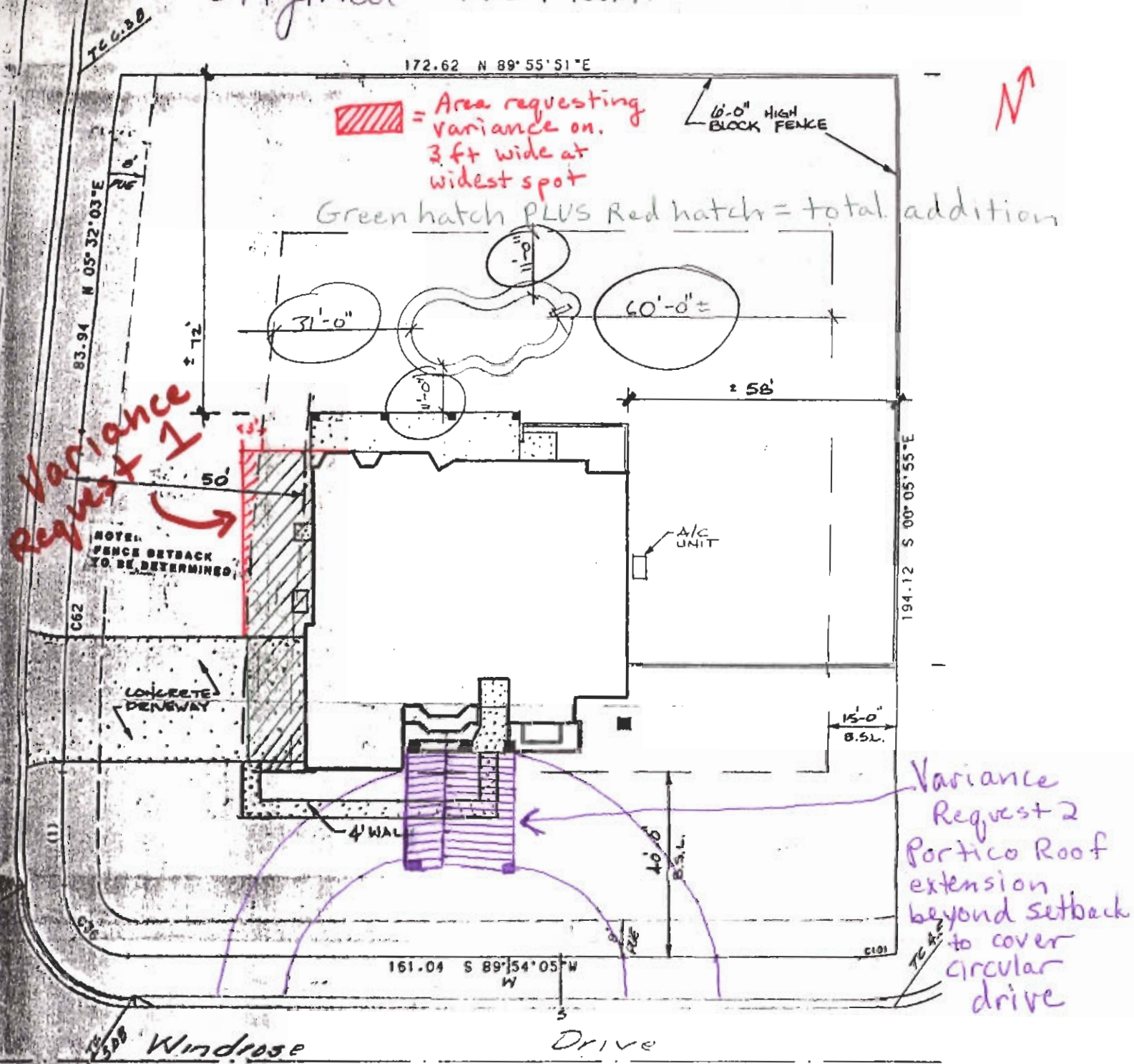


RESIDENCE - A. CROMPTON  
 8270 E. WINDROSE  
 SCOTTSDALE, ARIZONA

VS-1'  
 EIU 11.05.05

14-BA-2005  
 11/7/2005

# Original Site Plan



DIX CORPORATION

VILLA CAPISTRANO II

OR  
N. Inoike  
9/22/84

14-BA-2005  
11/7/2005

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LOT #35  
Parcel #175-11-215

STREET # 8270 E.